

Freehold

Asking Price: £160,000

Station Way, Laughton Common,
Dinnington, Sheffield, S25



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Station Way, Laughton Common, Dinnington, Sheffield, S25

CUL DE SAC LOCATION! CLOSE TO CONVENIENCES! WELL APPOINTED GARDENS AND OFF ROAD PARKING! VIEWING IS A MUST!

An internal inspection is highly recommended of this attractive two bedroom semi detached bungalow that enjoys a position withing a cul de sac. The property is ideally located to access local conveniences and has off road parking provided by a driveway. The accommodation briefly comprises an entrance hallway, lounge/diner, fitted kitchen, two bedrooms and a shower room. outside there are well appointed garden to the front and rear. Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Having a side facing double glazed entrance door, wood effect laminate flooring, loft access and a radiator. Doors open to the lounge, kitchen, bedrooms and the shower room.

Lounge/Diner 5.48 x 3.49. (The latter measurement reduces to 2.33) A well presented room with a fire surround and modern inset. There is a rear a facing UPVC double glazed window, radiator and rear facing UPVC double glazed French doors.

Kitchen 2.74 x 2.31. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in fridge freezer along with plumbing for a washing machine. Having tiling to splashback height, wood effect laminate flooring, downlights and light tunnel to the ceiling and a side facing UPVC double glazed window.

Bedroom 1 3.10 x 2.44. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

Bedroom 2 2.44 x 2.28. Front facing UPVC double glazed window and a radiator.

Shower Room 2.05 x 1.95. Fitted with a white suite comprising a shower enclosure, wash hand basin and a low flush WC. Having tiling to splashback height, downlights to the ceiling, heated chrome towel rail and an extractor fan.

Outside Off road parking is provided by a block paved driveway. the front garden is mainly laid to lawn. At the rear is a well tended garden with a flagged patio having a canopy over and steps descend to a lawn with a variety of shrubs. in addition there is a useful shed with power and lighting.



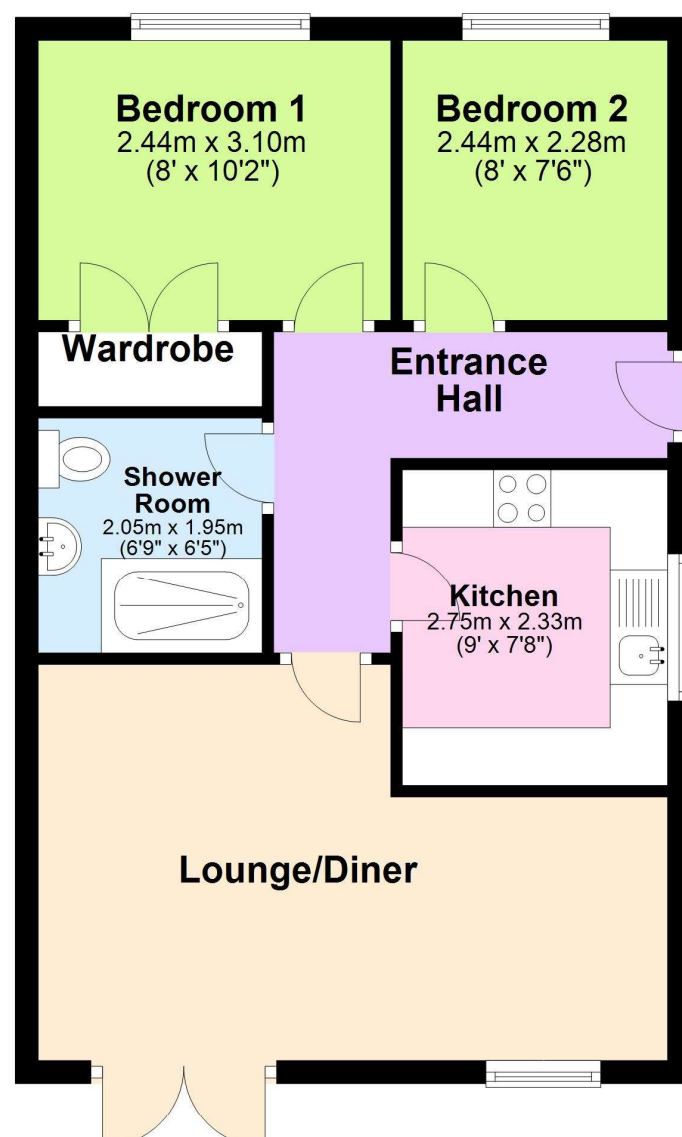
- Two bedroom semi detached bungalow
- Driveway
- Cul de sac position
- Well tended gardens
- Ideally located for conveniences
- Well-presented accommodation
- Viewing is recommended!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.